-KNOW-ATT MEN BY THESE-PRESENTS THAT HIGH GROUND DEVELOPMENT, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, AND EVERTRUST BANK, THE MORTGAGEE, DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS OUR FREE AND VOLUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, AWENUES, AND OTHER PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS-AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

TRACTS 999 IS-GRANTED TO LOT 20-UPON THE RECORDING OF THIS PLAT TOGETHER WITH A UTILITIES EASEMENT AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO TRACT 998 FOR USE AS A PRIVATE ROAD AND TOGETHER WITH A UTILITIES EASEMENT AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. TRACTS 998-996 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO LOTS 1-40 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY-OF ARLINGTON. TRACT 995 IS HEREBY GRANTED AND CONVEYED TO LOTS 2, 3, AND 4 WITH AN EQUAL-AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH A UTILITIES EASEMENT AND EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGION. TRACT 994 IS HEREBY GRANTED AND CONVEYED-TO LOTS 29-30 WITH AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THE PLAT TOGETHER WITH A UTILITIES EASEMENT AND -EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF ARLINGTON. - TRACTS 993-987 ARE HEREBY HELD IN PRIVATE OWNERSHIP BY NORTHWEST LAND DEVELOPMENT INC., A WASHINGTON CORPORATION.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL GOURSES-SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-TOF-WAY, OR TO-HAMPERTROAD - "" DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY CONSTRUCTION OF SAID LOT TO THE EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE-APPROVAL FROM - " THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION- TO THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

HIGH GROUND DEVELOPMENT LLC., A WASHINGTON LIMITED LIABILITY COMPANY

EVERTRUST BANK

## ACKNOWLEDGMENTS:

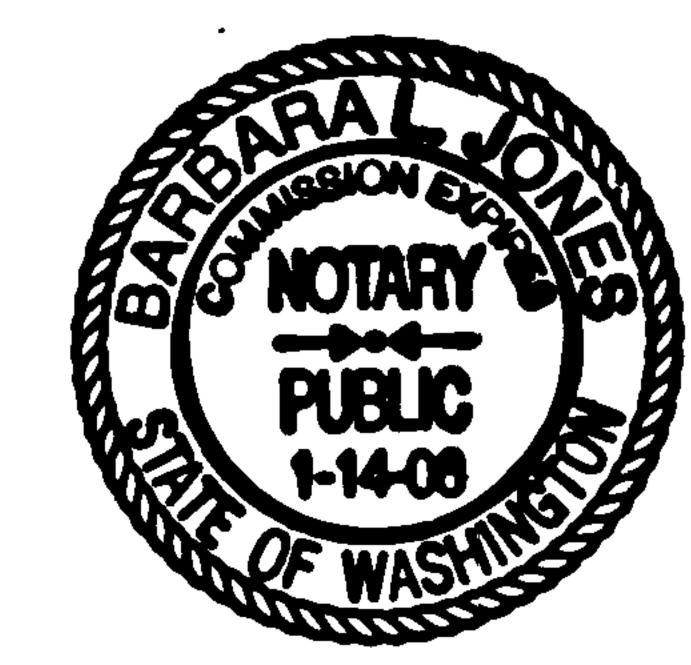
STATE OF WASHINGTON

COUNTY OF SNOHOMISH}

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAELL. WEEKS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STAIE THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE LYCLICAL OF HIGH GROUND DEVELOPMENT L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 23 DAY OF \_\_\_\_\_\_

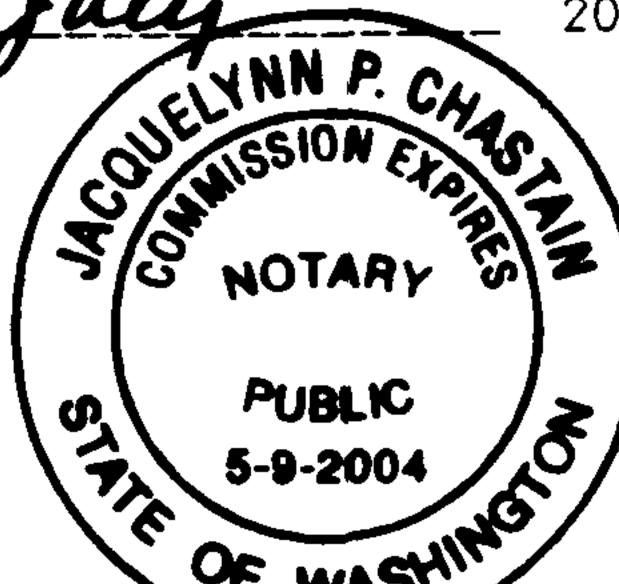
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_ COMMISSION EXPIRES 1-14-06



STATE OF WASHINGTON?

COUNTY OF SNOHOMISH}

PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED



THIS OPEN SPACE TRACT IS INTENDED TO PROTECT PRAIRIE AND PORTAGE CREEKS AND THEIR DESIGNATED BUFFERS - POTENTIAL HABITAT FOR BULL TROUT, AN ENDANGERED SPECIES - AND ITS ASSOCIATED WETLANDS, AND SHALL PRECLUDE: GRADING OR ANY RECONTOURING OF THE LAND; PLACEMENT OF STRUCTURES, WELLS, LEACH FIELDS, UTILITY LINES AND OR EASEMENTS, AND ANY OTHER THING: VEHICLE ACTIVITY; GRAZING; DUMPING; AND THE ADDITION OR REMOVAL OF VEGETATION, EXCEPT THAT VEGETATION MAY BE SELECTIVELY REMOVED UPON WRITTEN ORDER OF THE CITY'S FIRE CHIEF FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED FIRE HAZARD, OR THE CITY ENGINEER FOR THE EXPRESS PURPOSE OF REDUCING AN IDENTIFIED HAZARD: AND EXCEPT THAT UNDERGROUND UTILITY LINES MAY BE PLACED IN THE BUFFER AREAS IN LOCATIONS APPROVED BY THE NATURAL RESOURCES MANAGER. IN ADDITION, STREAM RESTORATION ACTIVITIES MAY OCCUR PER A RESTORATION PLAN APPROVED BY THE NATURAL RESOURCES MANAGER.

CITY OF ARLINGTON MJ 03-037 FPSEC. 10, TWN. 31 N, RGE 5 E, W.M.

### EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, VERIZON, CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER 1 OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THERE OF GRANTED TO PUGET SOUND TELEPHONE COMPANY AFFECTING THE EAST SIX FEET RECORDED UNDER RECORDING NO. 383806.

- SUBJECT TO A NOTICE OF WATER AND SEWER CONNECTION CHARGE CITY OF ARLINGTON, WASHINGTON AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 8107130179.
- SUBJECT TO A SURVEY RECORDED UNDER SNOHOMISH COUNTY RECORDING NO. 8403055016.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO 1 OF STOHOMISH COUNTY FOR DISTRIBUTION EASEMENT, UNDERGROUND AND OR OVERHEAD AFFECTING SOUTHERLY - PORTION OF PROPERTY AS RECORDED UNDER RECORDING NO. 9310010639. NOTE: THIS EASEMENT AFFECTS TAX PARCEL 4-051, NOT A PART OF THIS PLAT.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND GTE NORTHWEST INCORPORATED FOR ANCHOR LOCATION ONLY AFFECTS NORTHERLY PORTION OF PROPERTY AS RECORDED UNDER RECORDING NO. 9710020169.
- L\_SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 F SNOHOMISH-COUNTY FOR ELECTRIC DISTRIBUTION LINE AFFECTING NORTHERLY PORTION OF PROPERTY AS RECORDED UNDER RECORDING NO. 7711300204.
- SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AND EASEMENTS CONTAINED IN SHORT PLAT RECORDED UNDER RECORDING NO. 200207225001 AND NOTICE OF CORRECTION OF SHORT PLAT RECORDED UNDER RECORDING NO.
- SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY AND VERIZON NORTHWEST, INC. FOR ELECTRIC DISTRIBUTION LINE FACILITIES AFFECTING THE NORTHERLY PORTION OF PROPERTY AS RECORDED UNDER RECORDING NO. 200207250069.
- SUBJECT TO-CITY-OF ARLINGTON BOUNDARY LINE AGREEMENT AND THE TERMS-AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 200208095002.
- 10. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SWEET WATER, CITY OF ARLINGTON AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NO. 200301280593.
- 11. PRIOR TO ISSUANCE OF A BUILDING PERMIT THE-PARK AND SCHOOL MITIGATION FEES ARE REQUIRED TO BE PAID TO THE CITY OF ARLINGTON. THE HMPACT FEES HAVE BEEN BASED ON 1 DWELLING JUNIT FOR EACH OF THE 40 LOTS (37 PROPOSED AND 3 EXISTING). IF MORE THAN 1 DWELLING UNIT IS CONSTRUCTED PER LOT, THE BUILDER WILL BE LIABLE FOR IMPACT FEES FOR THE ADDITIONAL UNITS REQUIRED AT THE AMOUNT IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

### AVIATION EASEMENT:

THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14-ARE AND MAY BE -CONDUCTED, INCLUDING OVER FLIGHT ACTIVITIES CREATING NOISE THEACTS ON THE PROPERTY. SINCE AIRCRAFT WILL BE FLYING OVER THE PROPOSED AREA, ANY OUTDOOR LIGHTING SHALL BE SHIELDED SO AS TO REDUCE ANY TYPE OF GLARE WHICH COULD INTERFERE WITH FLIGHT OPERATIONS.

OF ANY STRUCTURE OR APPURTENANCE, OR ANY USE WHICH MAY ATTRACT BIRDS.

AN AVIATION EASEMENT IS HEREBY DEDICATED TO THE ARLINGTON AIRPORT OVER THE PROPERTY BEGINNING AT 287 FEET MEAN SEA LEVEL (MSL) AND EXTENDING UPWARD.

EXCEPT THE SOUTH 300.00 FEET THEREOF; OGETHER WITH THE WEST 5.50 FEET OF THE SOUTH 300.00 FEET OF SAID SUBDIVISION: LESS

AND EXCEPT THE NORTH 30.00 FEET OF SAID SUBDIVISION, LESS THE EAST 171.20 FEET THEREOF ALL PER THE BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO.

200208095002. ALL SITUATE IN THE CITY OF ARLINGTON, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NUMBER: 310510-004-067-00

Planners Surveyors ARLINGTON, WA 102 E. Division-PO Box 326 98223 (360)435-5551

FAX (360) 435-4012

APPROVALS:

# CITY COUNCIL APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2003, THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT OF SWEET WATER IS IN CONFORMANCE WITH THE APPLICABLE ZONING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

CITY ENGINEER APPROVAL

EXAMINED AND APPROVED THIS 28th DAY OF JULY, 2003, 2003, AS TO THE ADEQUACY OF THE PROPOSED MEANS OF SEWAGE DISPOSAL AND WATER SUPPLY AND AS TO THE DESIGN OF SEWAGE AND WATER SYSTEMS AND OTHER STRUCTURES AND AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAYS. NOTE - THE CITY OF ARLINGTON DOES NOT IN ANY WAY WARRANT NOR GUARANTEE THE ACCURACY OF THIS SURVEY.

CITY OF ARLINGTON

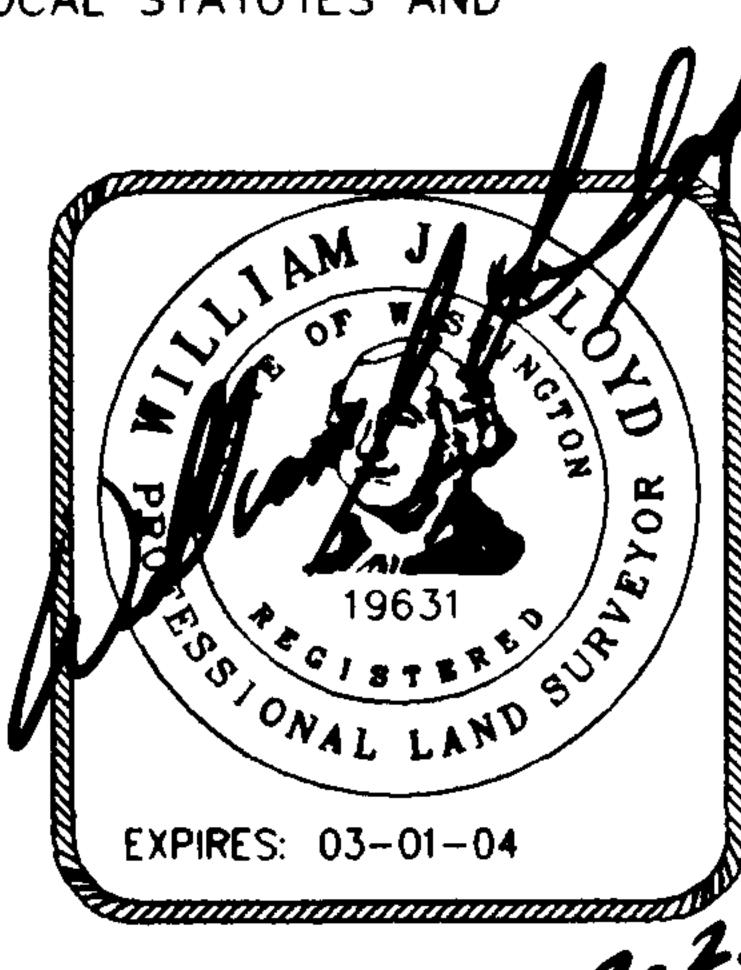
### PLANNING MANAGER APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_ THE PLANNING MANAGER FINDS IN ADDITION THAT THE FINAL SUBDIVISION FOR SWEET WATER IS IN CONFORMANCE WITH APPLICABLE CITY CODES AND ALL OTHER LAND USE CONTROLS PRESENTLY IN EFFECT.

## SURVEYOR'S CERTIFICATE

I WILLIAM J. LLOYD HEREBY CERTIFY THAT THE PLAT OF SWEET WATER IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

IN THE MONTH OF THE ,2003.



# TREASURER'S CERTIFICATE

DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE,

SNOHOMISH GOUNTY, WASHINGTON

I: \LNDPRJ\14691STK\DWG\14691FS1.DWG

PORT'N SE1/4, SE1/4, SEC. 10, TWP. 31N, - R5E, W.M. JOB# 14691 DRAWN BY: BLJ \_\_EIELD BOOK #\_



Engineers

DATE: 5/30/2003 REVISED: 7/23/2003 CHECKED-BY: WJL

